

ZB# 81-19

Geraldine Nicolosi

73-2-19

81-19. - Nicolosi, Geraldine

Public Hearing:

November 23, 1981

Fee: \$25.00 paid -

Sent to the Sentinel ✓
p.

General Receipt

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

4782

Dec. 8 1981

Received of

F. & S. Nicolosi

\$ 25.00

Twenty-five and 00/100

DOLLARS

For

Variance Fee 81-19

DISTRIBUTION:

FUND	CODE	AMOUNT
25.00		
ck.		

By

Pauline H. Townsend cm
Town Clerk

Title

**RETAKE
OF
PREVIOUS
DOCUMENT**

General Receipt

4782

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

Dec. 8 19 81

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Pauline H. Townsend cm

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

-----x

In the Matter of the Application of

GERALDINE NICOLOSI,

DECISION GRANTING
USE VARIANCE

81-19.

-----x

WHEREAS, Geraldine Nicolosi of 330 Nina Street,
New Windsor, N. Y., has made application before the

Zoning Board of Appeals for use variance for the purposes of:

beauty shop in basement of residential dwelling;

and

WHEREAS, a public hearing was held on the 23rd day of
November, 1982 at the Town Hall, 555 Union Avenue, New
Windsor, New York; and

WHEREAS, applicant appeared in behalf of herself

_____ ; and

WHEREAS, the application was unopposed ; and

WHEREAS, the Zoning Board of Appeals of the Town of New
Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents
and businesses as prescribed by law and published in The Sentinel, also
as required by law.

2. The evidence shows: that applicant resides in an R-4
(residential) zone and plans to have a beauty shop in the basement of
her residence which will take up 30% of the floor area of the home.

3. The evidence shows: there were no objections from adjacent
residents in the neighboring area

4. The evidence shows: the operation will be relatively small, consisting of only one comb-out station and one sink

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of law in this matter:

1. The evidence indicates that the aforesaid circumstances or conditions are such that the strict application of the provisions of the local law would deprive the applicant of the reasonable use of such land or building.

2. The evidence indicates that the plight of the applicant is due to unique circumstances and not to general conditions suffered by other persons within the same zone.

3. The evidence shows that the application as presented does not alter the essential character of the neighborhood.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor grants a use variance as applied for and in connection with plans presented at the public hearing.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and the applicant.

Dated: May 13, 1982.

Chairman



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Sole Assessor

Paula King

555 Union Avenue

New Windsor, New York 12550

(914) 565-8808

October 30, 1981

Mrs. Frances A Nicolosi,
3330 Nina Street
New Windsor, N.Y.

81 5/15/81

Re: 73-2-19

Dear Mrs. Nicolosi:

According to my records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$65.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,

A handwritten signature in cursive script that reads "Paula Sarvis".

PAULA SARVIS

ASSESSOR

Town of New Windsor



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Sole Assessor

Paula King

555 Union Avenue

New Windsor, New York 12550

(914) 565-8808

- 227-464-518 ✓
Hersh Bob & Rosemary A ✓
444 Philo Street
New Windsor, N.Y. 12550
- ✓ 519 ✓
Finneran Thomas J & Kathleen M ✓
446 Philo Street
New Windsor, N.Y. 12550
- ✓ 520 ✓
Hartnagel Walter T & Patricia ✓
448 Philo Street
New Windsor, N.Y. 12550
- ✓ 521 ✓
Gonzalez Antonio Jr & Helga V ✓
450 Philo Street
New Windsor, N.Y. 12550
- 522 →
Roberts Dennis & Joan E ✓
452 Philo Street
New Windsor, N.Y. 12550
- ✓ 523 ✓
Toback Irwin & Mary ✓
454 Philo Street
New Windsor, N.Y. 12550
- ✓ 524 ✓
Sousa Ian J & Filomena ✓
456 Philo Street
New Windsor, N.Y. 12550
- ✓ 525 ✓
Mc Keon Donald S & Diana M ✓
339 Nina Street
New Windsor, N.Y. 12550
- ✓ 526 ✓
Hughey Janice E ✓
337 Nina Street
New Windsor, N.Y. 12550
- 527
Bernstein Ellen S ✓
335 Nina Street
New Windsor, N.Y. 12550
- ✓ 528 ✓
Werner William & G Jean ✓
333 Nina Street
New Windsor, N.Y. 12550
- ✓ 529 ✓
Doherty Frank R & Carole ✓
331 Nina Street
New Windsor, N.Y. 12550
- ✓ 530 ✓
Moriarty Michael P & Kathleen A ✓
329 Nina Street
New Windsor, N.Y. 12550
- ✓ 531 ✓
Canale John N & Catherine A ✓
327 Nina Street
New Windsor, N.Y. 12550
- ✓ 532 ✓
Landau Ira & Grabarnick Joseph ✓
8B Park Ave.
Spring Valley, N.Y. 10977
- Ref 533 ✓
Bernstein Myron & Phyllis F ✓
355 Nina Street
New Windsor, N.Y. 12550
- ✓ 534 ✓
Roach Robert G & Susan T ✓
353 Nina Street
New Windsor, N.Y. 12550
- ✓ 535 ✓
Palomba Joseph P & Rose L ✓
351 Nina Street
New Windsor, N.Y. 12550
- ✓ 536 ✓
Cabasin Joseph J Jr & Dorothy C ✓
349 Nina Street
New Windsor, N.Y. 12550
- ✓ 537 ✓
Sloan Leslie G & Dale V ✓
347 Nina Street
New Windsor, N.Y. 12550
- ✓ 538 ✓
Mangrelli John A & Ellen L ✓
345 Nina Street
New Windsor, N.Y. 12550
- ✓ 539 ✓
Ustick George Michael & Kathleen M ✓
343 Nina Street
New Windsor, N.Y. 12550



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TOWN OF NEW WINDSOR

Sole Assessor
Paula King
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

540 ✓ Bogush Richard M & Virginia ✓
437 Philo Street ✓
New Windsor, N.Y. 12550

551 ✓ Wallace Marilyn ✓
334 Nina Street ✓
New Windsor, N.Y. 12550

541 ✓ Cestari Alfred & Maureen ✓
435 Philo Street ✓
New Windsor, N.Y. 12550

P.O. 552 ✓ Cohen Elliott & Vicki ✓
332 Nina Street ✓
New Windsor, N.Y. 12550

542 ✓ Mc Cann Thomas J & Lorraine ✓
433 Philo Street ✓
New Windsor, N.Y. 12550

553 ~~Nicolosi Francis A & Geraldine E~~
~~330 Nina Street~~
~~New Windsor, N.Y. 12550~~

543 ✓ Bloom Stephen H & Linda ✓
431 Philo Street ✓
New Windsor, N.Y. 12550

553 ✓ Tepper Samuel B & Esther ✓
328 Nina Street ✓
New Windsor, N.Y. 12550

544 ✓ Guarracino John J. & Mary C ✓
429 Philo Street ✓
New Windsor, N.Y. 12550

554 ✓ Mittelman Allen P & Stephanie L ✓
326 Nina Street ✓
New Windsor, N.Y. 12550

545 ✓ Scott Thomas & Jo Ann E ✓
22-30 79 Street ✓
Jackson Heights, N.Y. 11370

555 ✓ Crotty Philip A Jr & Catherine ✓
423 Philo Street ✓
New Windsor, N.Y. 12550

IN P.O. 546 ✓ Form Ronald W & Ida ✓
344 Nina Street ✓
New Windsor, N.Y. 12550

554 ✓ Mc Carthy Patrick T & Mary Ann ✓
425 Philo Street ✓
New Windsor, N.Y.

547 ✓ Stiller James & Jeanne ✓
342 Nina Street ✓
New Windsor, N.Y. 12550

557 ✓ Molfetta John & Beverly ✓
609 Sim Street ✓
New Windsor, N.Y. 12550

548 ✓ Weber Arthur & Gabriella ✓
184 S Pascack Road ✓
Spring Valley, N.Y. 10977

558 ✓ Ramos Robert & Pamela ✓
320 ~~Cross Street~~ Nina Street ✓
New Windsor, N.Y. 12550

549 ✓ Samuels Leonard & Bonnie ✓
338 Nina Street ✓
New Windsor, N.Y. 12550

559 ✓ Tasaico Pedro & Ella T ✓
322 Nina Street ✓
New Windsor, N.Y. 12550

550 ✓ Parrell Richard & Roselyn ✓
336 Nina Street ✓
New Windsor, N.Y. 12550

560 ✓ Dipitone Dominick & Roseanne ✓
324 Nina Street ✓
New Windsor, N.Y. 12550



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Sole Assessor

Paula King

555 Union Avenue

New Windsor, New York 12550

(914) 565-8808

- 561 ✓ Linet Richard C & Rose ✓
438 Philo Street ✓
New Windsor, N.Y. 12550
- 562 ✓ Marchitell Paul & Roddy ✓
440 Philo Street ✓
New Windsor, N.Y. 12550
- 563 ✓ Mc Carville Dan & Mary Lou ✓
442 Philo Street ✓
New Windsor, N.Y. 12550
- 564 ✓ D'Allessandro Erminio & Lena ✓
325 Nina Street ✓
New Windsor, N.Y. 12550
- 565 ✓ Volz Robert J & Mary F ✓
323 Nina Street ✓
New Windsor, N.Y. 12550
- 566 ✓ Fine Howard C & Cindy R ✓
321 Nina Street ✓
New Windsor, N.Y. 12550
- 567 ✓ Wolfe Gerald & Eva Marie ✓
97 Keats Drive ✓
New Windsor, N.Y. 12550
- 568 ✓ Schaefer Warren L & Marion Knox ✓
95 Keats Drive ✓
New Windsor, N.Y. 12550
- 569 ✓ George Charles & D'Esposito ✓
Victor ✓
93 Keats Drive ✓
New Windsor, N.Y. 12550
- 570 ✓ Eng Ben & Irena ✓
91 Keats Drive ✓
New Windsor, N.Y. 12550
- 571 ✓ Grieco Stephen & Donna M ✓
89 Keats Drive ✓
New Windsor, N.Y. 12550
- 572 ✓ Diaz Rodolfo & Vivian ✓
87 Keats Drive ✓
New Windsor, N.Y. 12550
- 573 ✓ Lopez Antonio R & Ruth N ✓
85 Keats Drive ✓
New Windsor, N.Y. 12550
- 574 ✓ Despirito Patrick M & Kathleen R ✓
83 Keats Drive ✓
New Windsor, N.Y. 12550
- 575 ✓ Goldenberg Joseph & Hannah ✓
380 Frost Lane ✓
New Windsor, N.Y. 12550
- 576 ✓ Ritosa Joseph & Marie ✓
323 Burroughs Lane ✓
New Windsor, N.Y. 12550
- 577 ✓ Sands William & Janet ✓
321 Burroughs Lane ✓
New Windsor, N.Y. 12550
- 578 ✓ Inbro Homes Inc. ✓
2375 Hudson Terrace ✓
Fort Lee, N.J. 07024
- 579 ✓ Woods Peter J & Barbara A ✓
317 Burroughs Lane ✓
New Windsor, N.Y. 12550
- 580 ✓ Solimine Thomas & Dianne ✓
313 Burroughs Lane ✓
New Windsor, N.Y. 12550
- 581 ✓ Stiliho Frank J & Lenore ✓
66 Keats Drive ✓
New Windsor, N.Y. 12550



1763

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TOWN OF NEW WINDSOR

Sole Assessor
Paula King
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

582 ✓ Swansson Maurice & Theresa
76 Keats Drive ✓
New Windsor, N.Y. 12550

583 ✓ Bishop Stacey L ✓
78 Keats Drive ✓
New Windsor, N.Y. 12550

584 ✓ Heffernan Paul F & Cynthia L ✓
80 Keats Drive ✓
New Windsor, N.Y. 12550

585 ✓ Bell Joseph F & Angela T ✓
82 Keats Drive ✓
New Windsor, N.Y. 12550

586 ✓ Lauria Michael R Jr & Jane E ✓
86 Keats Drive ✓
New Windsor, N.Y. 12550

587 ✓ Peffers Ralph C & Mary E ✓
88 Keats Drive ✓
New Windsor, N.Y. 12550

588 ✓ Duffy Stephen M & Annette ✓
375 Byron Lane ✓
New Windsor, N.Y. 12550

589 ✓ Filipkowski Raymond R & Elizabeth E ✓
373 Byron Lane ✓
New Windsor, N.Y. 12550

590 ✓ Berger Marc David & Barbara ✓
371 Byron Lane ✓
New Windsor, N.Y. 12550

591 ✓ Kurz Karl & Anna ✓
350 Shelly Road ✓
New Windsor, N.Y. 12550

592 ✓ D'Esposito Ronald & Celeste ✓
352 Shelly Road ✓
New Windsor, N.Y. 12550

593 ✓ Richards Peter A & Vera M ✓
~~94 Keats Drive~~ 354 Shelly Road ✓
New Windsor, N.Y. 12550

594 ✓ Rubenstein Mona C & Burt D ✓
94 Keats Drive ✓
New Windsor, N.Y. 12550

595 ✓ Staudt Donald & Patricia ✓
73 Keats Drive ✓
New Windsor, N.Y. 12550

596 ✓ Kasprak Robert & Catherine ✓
75 Keats Drive ✓
New Windsor, N.Y. 12550

597 ✓ Mounier Robert & Diane R ✓
77 Keats Drive ✓
New Windsor, N.Y. 12550

598 ✓ Faig Robert A Jr & Antoinette ✓
79 Keats Drive ✓
New Windsor, N.Y. 12550

11/23/81

Public Hearing - Geraldine Nicolosi

Name:

Address:

J. Michael Lutich 343 Nina St., Underhill, NY
Jos. & Dorothy Cabasin 349 " " "
Marion & Warren Schaefer 95 Keats Dr. NW NY

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

81-19
(Number)

10/28/81
(Date)

I. Applicant information:

- (a) GERALDINE NICOLOSI, 330 Nina Street, New Windsor, NY
(Name, address and phone of Applicant)
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) N/A
(Name, address and phone of attorney)
- (d) N/A
(Name, address and phone of broker)

II. Application type:

- ☒ Use variance
- ☐ Area variance
- ☐ Sign variance
- ☐ Special permit

III. Property information:

- (a) R-4 330 Nina Street 73 2 19 100 x 100
(Zone) (Address) (\$ B L) (Lot size)
- (b) What other zones lie within 500 ft.? NC
- (c) Is a pending sale or lease subject to ZBA approval of this application? N/A
- (d) When was property purchased by present owner? 7/74
- (e) Has property been subdivided previously? no When? -
- (f) Has property been subject of variance or special permit previously? -

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

81-19
(Number)

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(Date)

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(Name, address and phone of Applicant)
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) N/A
(Name, address and phone of attorney)
- (d) N/A
(Name, address and phone of broker)

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- ☐ Special permit

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- (b) What other zones lie within 500 ft.? NC
- (c) Is a pending sale or lease subject to ZBA approval of this application? N/A
- (d) When was property purchased by present owner? 7/74
- (e) Has property been subdivided previously? no When? -
- (f) Has property been subject of variance or special permit previously? no When? -
- (g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? yes. If so, when 9/15/81
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail. N/A

☒ IV. Use variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section 48-9, Table Use Regs., Column A, to allow

Request for beauty shop in the basement of residential
(Describe proposed use)
dwelling not to exceed 33 1/3% of total floor area.

- (b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

Applicant has three children of school age; Applicant's area of expertise is beauty cosmetician. To seek employment out of the home would involve hiring someone to supervise children at home.

☐ V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yard _____	_____	_____
Reqd. Side Yards <u>1</u>	<u>1</u>	<u>1</u>
Reqd. Rear Yard _____	_____	_____
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Development Coverage* <u>%</u>	<u>%</u>	<u>%</u>
Floor Area Ratio** _____	_____	_____

* Residential districts only

Request for beauty shop in the basement of residential
(Describe proposed use)
dwelling not to exceed 33 1/3% of total floor area.

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area of expertise is beauty cosmetician. To seek
employment out of the home would involve hiring someone
to supervise children at home.



V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yard _____	_____	_____
Reqd. Side Yards <u>1</u>	<u>1</u>	<u>1</u>
Reqd. Rear Yard _____	_____	_____
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Development Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** _____	_____	_____

* Residential districts only

** Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also set forth any efforts you have made to alleviate the difficulty other than this application.



VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
<hr/>			
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?



VI.

Sign Variance:

(a) Variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
<hr/>			
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

(b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

(c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

☐ VII. Special Permit:

- (a) Special permit requested under New Windsor Zoning Local Law, Section _____, Table _____, Column _____.
- (b) Describe in detail the use and structures proposed for the special permit.

☒ VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

Applicant does not intend to change the outside structure or character of the residential dwelling, nor neighborhood. A small sign in conformance with sign variance will be inconspicuously installed in the front of the house.

☒ IX. Attachments required:

x Copy of letter of referral from Building and Zoning Inspector.

N/A Copy of contract of sale, lease or franchise agreement.

N/A Copy of tax map showing adjacent properties

x Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.

- Copy(ies) of sign(s) with dimensions.

x Check in amount of \$25.00 payable to Town of New Windsor.

N/A Photos of existing premises which show

- (b) Describe in detail the use and structures proposed for the special permit.

☒ VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

Applicant does not intend to change the outside structure or character of the residential dwelling, nor neighborhood. A small sign in conformance with sign variance will be inconspicuously installed in the front of the house.

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☐ Copy(ies) of sign(s) with dimensions.

☒ Check in amount of \$ 25.00 payable to Town of New Windsor.

N/A Photos of existing premises which show all present signs and landscaping.

All photos must be 8" x 10" or be mounted on 8 1/2" x 11" paper.

☐ Other

1

Date: October 28, 1981

STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

Geraldine Nicolosi
(Applicant)

Sworn to before me this

28th day of October, 1981.

PATRICIA DELIO
Notary Public, State of New York
Appointed in Orange County
My Commission expires Mar. 30, 1981.

XI. ZBA Action:

- (a) Public Hearing date _____
- (b) Variance is _____
Special Permit is _____
- (c) Conditions and safeguards: _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY

STATE OF NEW YORK)
COUNTY OF ORANGE) SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

Geraldine Nicolosi
(Applicant)

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28th day of October, 1981.

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Notary Public, State of New York
Appointed in Orange County
My Commission expires Mar. 30, 1981.

XI. ZBA Action:

(a) Public Hearing date _____

(b) Variance is _____

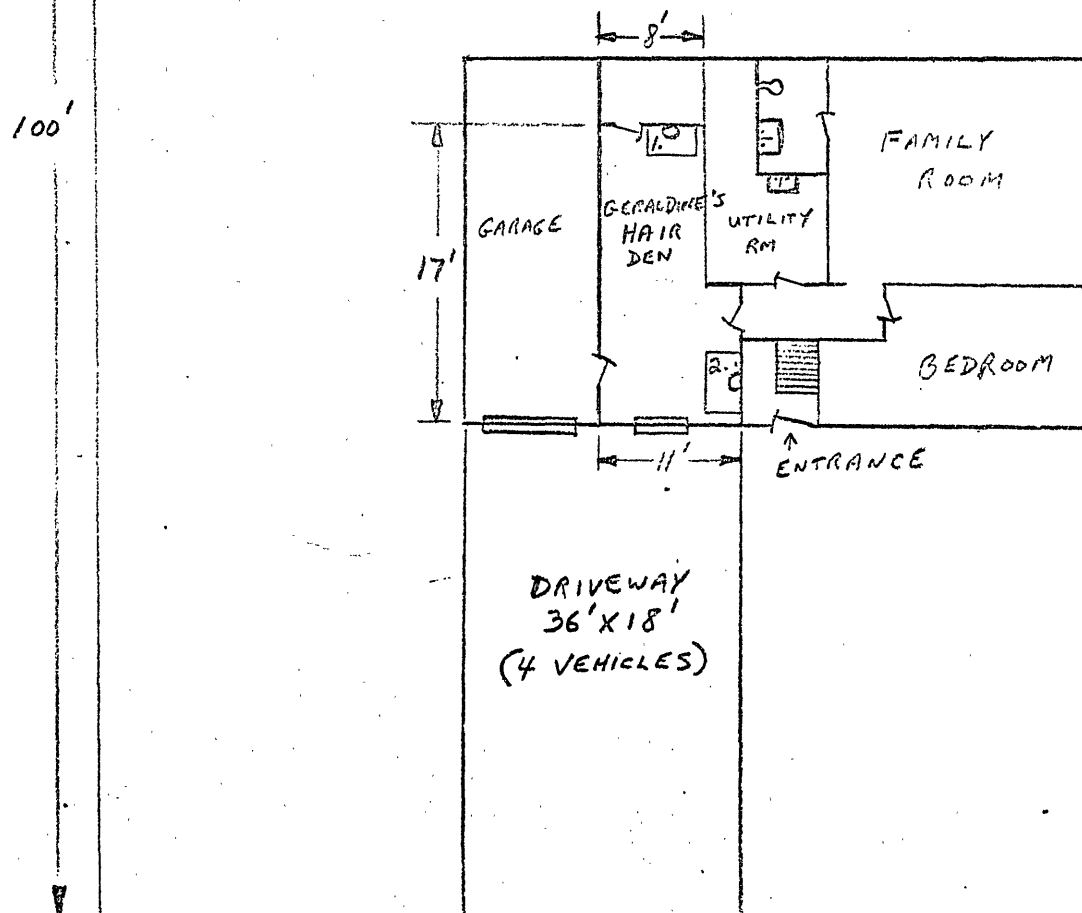
Special Permit is _____

(c) Conditions and safeguards: _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.

LOT C-34
INBRO DEVELOPMENT CORP.
(ADDRESS 330 NINA ST.)

1. STATION
WITH SINK
2. STATION
NO SINK



NINA ST.

SCALE $\frac{3}{4}" = 10'$

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
FROM: ZONING BOARD OF APPEALS
SUBJECT: PUBLIC HEARINGS SCHEDULED FOR 11/23/81
DATE: November 19, 1981

Please be advised that there are two (2) public hearings scheduled to be heard before the Zoning Board of Appeals on November 23, 1981:

C.P. MANS - Application for Area Variance

GERALDINE NICOLosi - Application for
Use Variance

I have attached hereto copies of the pertinent applications together with public hearing notices which were published in The Sentinel.

Pat

/pd

Attachments

cc: Building/Zoning Inspector

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals
of the TOWN OF NEW WINDSOR, New York will hold a
Public Hearing pursuant to Section 48-33A of the
Zoning Ordinance on the following proposition:

Appeal No. 19

Request of GERALDINE NICOLosi

for a VARIANCE ~~XXXXXXXXXXXX~~ of
the regulations of the Zoning Ordinance to
permit beauty shop in basement area of
residential dwelling

being a VARIANCE ~~XXXXXXXXXXXX~~ of
Section 48-9 - Table of Use Regs. - Col. A
for property situated as follows:

330 Nina Street, New Windsor, N.Y. 12550

SAID HEARING will take place on the 23rd day of
November, 1981, at the New Windsor Town Hall,
555 Union Avenue, New Windsor, N. Y. beginning at
7:30 o'clock P. M.

RICHARD FENWICK
Chairman

Prelim. Meeting - ①
10/28/81 -
81-19.

TOWN OF NEW WINDSOR
ORANGE COUNTY, N. Y.
OFFICE OF ZONING - BUILDING INSPECTOR

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No.

Date SEPT 15, 1981

To Geraldine Nicolosi
330 Nina St
New Windsor

561-8692

73-2-19

PLEASE TAKE NOTICE that your application dated SEPT 15, 1981
for permit to establish a Beauty Parlor in your home
at the premises located at 330 Nina

is returned herewith and disapproved on the following grounds:

Beauty Parlor is not a permitted use in
a residential district (R4) (downstairs)

Howard R. Cress
Building Inspector

Sept 15, 1981

Dr. Geraldine Nicolosi live at
330 Nina Street
New Windsor, N.Y. 12550 (561-8692)

I would like to have permission
to operate a Beauty Parlor in my home

I would not have more than
two (2) cars parked in front of my
home at any time.

Geraldine Nicolosi

R 4